

FOR SALE

PRIME INVESTMENT OPPORTUNITY IN GASTOWN



353 WATER ST.

GASTOWN, VANCOUVER, BC



EXCLUSIVE AGENT

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353 WATER ST.

GASTOWN, VANCOUVER, BC

LOCATION

This opportunity is situated on the 300 Block of Water St., on one of the most prominent blocks in Gastown. The area is intersected by transit routes, and is in close proximity to the SeaBus terminal, Waterfront Skytrain Station and the West Coast Express. Gastown, characterized by cobblestone streets, brick and timber heritage buildings and historical charm, is home to many shops, restaurants, coffee bars, services, public amenity areas, emerging design firms and leading architectural groups. It is now quickly becoming a shopping destination with several notable retailers now located on Water Street. There are several new developments that have been recently completed within the immediate area, including the Landmark Woodward's Block.

DESCRIPTION

353 Water Street is a character 5 storey office and retail building with a basement which features beautiful water and mountain views to the north, good ceiling heights, operable windows, exposed brick and timber, hvac, hardwood floors (on some floors) a passenger elevator, limited secure parking and much more.

LEGAL ADDRESS

Plan#: 852, Lot: 3, Block: 8, Dist Lot: 541, Land Dist: 36, LMP: 16853
Additional Legal Information is Available

PID 011-984-155

ZONING HA - 2 (Historic Gastown District)

SITE AREA 50 ft. X 120 ft.: 6,000 Sq.Ft.
(Approx. - As Per Tax Information)

ACTUAL/PROJECTED NET INCOME

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RENTABLE AREA

27,681 Sq.Ft. (Approximately - As Per Measure Masters Report)

GROSS BUILDING AREA

33,421 Sq.Ft. (Approximately - As Per Measure Masters Report)

PROPERTY TAXES

\$ 137,047.25 (2011)

ASKING PRICE

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